

**10 Fawkner Street, Ballarat Central, Vic 3350**



**House For Sale**

Friday, 5 April 2024

10 Fawkner Street, Ballarat Central, Vic 3350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 519 m2**

**Type: House**



David Morrison  
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**\$680,000 - \$720,000**

This exceptional opportunity presents itself in a highly coveted central location, within easy reach of shops, cafes, restaurants, schools, and medical amenities. A rare gem awaits in the form of a captivating period residence, complemented by a landscaped garden bordered by a charming picket fence. Inside, you'll find a flexible floor plan flooded with natural light, complemented by bamboo flooring and high ceilings, creating a spacious feel. With either four bedrooms or the option for three bedrooms and a second living area, each room includes built-in robes. The central family bathroom features top-end fittings, including a large walk-in shower and freestanding bath. The open-plan dining, living, and kitchen area boasts stone benchtops, a freestanding 900mm gas stove top, a dishwasher, a double sink, and ample storage. A standout feature is the Luminar gas log fire. Outside, the property sits on a generous approximately 519m<sup>2</sup> allotment with a covered entertaining area, perfect for summer BBQs. Given the rarity of properties like this, don't hesitate to schedule your inspection today. TH0304